ORDER RECEWED FOR FILING
Date

1/20/98

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Falls Road, 350' S of

Greenway Road (11939 Falls Road) 8th Election District 3rd Councilmanic District

Barbara R. Jung Petitioner * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

Case No. 98-470-A

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Barbara R. Jung. The Petitioner seeks relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 33 feet in lieu of the required 37.6' for a proposed screened porch addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

6//

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30 day of June, 1998 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 33 feet in lieu of the required 37.6' for a proposed screened porch addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

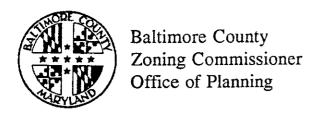
TIMOTHY M. KOTROCK

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

ONDER RECEIVED FOR FILING



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

June 30, 1998

Ms. Barbara R. Jung 11939 Falls Road Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Falls Road, 350' S of Greenway Road
(11939 Falls Road)
8th Election District - 3rd Councilmanic District
Barbara R. Jung - Petitioner
Case No. 98-470-A

Dear Ms. Jung:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals Within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: People's Counsel

, File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11939 Falls ROAD 21030

	which is presently zoned 205
hereto and made a part hereof, hereby petition for a Variance from \$	re County and which is described in the description and plat attached Section(s) 1404, 3 B3 FOR PURPOSE
OF CONSTRUCTION OF SCREENED	porch in Rear OF Home wITH
Rear SETBACK OF 33' IN LIEU	OF REQUIRED ST +30LIA
of the Zoning Regulations of Baltimore County, to the Zoning Law o practical difficulty)	f Baltimore County; for the following reasons: (indicate hardship or
WITHOUT variance, porch	annot be BUIT AT
Rear of house.	
Property is to be posted and advertised as prescribe I, or we, agree to pay expenses of above Variance advertising, poste bound by the zoning regulations and restrictions of Baltimore Co.	ting, etc., upon filing of this petition, and further agree to and are to
	I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee	BARBARA R. JUNG
(Type or Print Name)	Type or Print Name) Diskura R. Jan 9
Signature .	Signature
Address	(Type or Print Name)
City State Zipcode	Signature
Attorney for Petitioner	was to
(Type or Print Name)	1930 FALLS COAD 410-561-318
	CocceysvillE MD 21030
Signature	City State Zipcode Name, Address and phone number of representative to be contacted
-	BARBARA R. JUNG
Address Phane No.	Name 11930 Fall 5 Do 71030 (#) 410-561-318
City State Zipcode .	Address Phone No.
A Bublic Hospital	
A Public Hearing having been requested and/or found to be required, it is ordered that the subject matter of this petition be set for a public hearing, advertised, as recording throughout Baltimore County and that the property be reposted.	by the Zoning Cammissioner of Battimore County, this day of

ESTIMATED POSTING DATE 4



Zoning Commissioner of Bastimore County

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do prese	ntly reside at 11959 +	-alls Icoal)		
		ysville	MO	21030	9
	City	901110	State	Zp	Code
That based upon personal knowled Variance at the above address: (indi			base the reque	st for an Adminis	strative
For p	impose OF	CONSTR	utin	OF SC	Rceneo
porch in re	ar of ho	me w	ITH 1	Clar	
set BACK (DE 331	IN LIE	ITH I	501	
				······································	
	•				
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					·
That Affiant(s) acknowledge(s) the may be required to provide addition (signature)	nat if a protest is filed, Affianal information.		,	$\frac{RJ_{us}}{R.J_{us}}$	
(type or print name)	MARI	(LAND (YPE o	r print name)	<u> </u>	<u> </u>
STATE OF MARYLAND, COUN	•				
I HEREBY CERTIFY, this 29 of Maryland, in and for the County	day of <u>Max</u> aforesaid, personally app	, 19 <u>9</u>	& , before me.	a Notary Public	of the State
Sarl	aia R.	Jung			
the Affiants(s) herein, personally k that the matters and facts hereinab					
AS WITNESS my hand and Notar	ial Seal.)	
5/29/98		mai	4 L.	Pura	ico
date					
	N	dy Commission Expi	res: 5/	1/02	

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. 10.39 + 1.5 = 1.00

That the Affiant(s) does/do presently reside at 11909 Palls 12040
GCICEYSVILLE MD Z1030 Gity State Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
for purpose of construction of schelned
porch in rear of time with rear setsack OF 331 IN HEW OF 50'
SETBACK OF 331 IN LIEW OF SO'
·
,
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. (signature) (signature)
(type or print name) (type or print name)
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 29 day of may, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bawan R. Jung
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal.
5/29/98 Mary L. Perains
My Commission Expires: 5/1/02

A-104.30



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

CONSTRUCTING SCREEN REAW SETBACK OF 3. of the Zoning Regulations of Baltimore Corpractical difficulty) WITHOUT VOW OF HMSE. Property is to be posted and advention of the payer of the	roperty situate in Baltim tition for a Variance from NEO POYCH 13' IN LIEU unty, to the Zoning Law IANU POYCH	nore County and which is described in the description and plat attachin Section(s) IAOU 3. BOS FOR PURPOJE IN PLAR OF HOME WITH OF REQUIRED SO + 30LIA of Baltimore County; for the following reasons: (indicate hardship or Cannot be built at Rear
Ine undersigned, legal owner(s) of the pinereto and made a part hereof, hereby pet CONSTRUCTING SCREEN REAW SETGACK OF 3. of the Zoning Regulations of Baltimore Conpractical difficulty) WITHOUT VAN OF HOUSE. Property is to be posted and advent, or we, agree to pay expenses of above 1.	roperty situate in Baltim tition for a Variance from NEO POYCH 13' IN LIEU unty, to the Zoning Law IANU POYCH	nore County and which is described in the description and plat attachin Section(s) IAOU 3. BO3 FOR PURPOJE IN PLAR OF HOME WITH OF REQUIRED SO + 30LIA of Baltimore County; for the following reasons: (indicate hardship or Cannot be Built at Read
ONSTRUCTING SCREEN REOW SETGACK OF 3: of the Zoning Regulations of Baltimore Corpractical difficulty) WITHOUT VAN OF HOWSE: Property is to be posted and advention of the posted and advention of	IEO POYCH I IN LIEU unty, to the Zoning Law IANU POYCH ertised as prescrib	of Required Solla 37/4 + 301/A of Baltimore County; for the following reasons: (Indicate hardship or Cannof ke Rull at Reaver to each or to string, etc., upon filing of this petition, and further eages to end are to esting, etc., upon filing of this petition, and further eages to end are to
of the Zoning Regulations of Baltimore Corpractical difficulty) WITHOUT VOW OF HOWSE. Property is to be posted and advent, or we, agree to pay expenses of above 1.	unty, to the Zoning Law IANCE Proche ertised as prescrib	of Required 37/3 +301.1A of Baltimore County; for the following reasons: (indicate hardship or Cannof be built at Rear oed by Zoning Regulations. osting, etc., upon filing of this petition, and further earse to and are to
Property is to be posted and adverse, agree to pay expenses of above 1.	IANU POVA	of Baltimore County; for the following reasons: (Indicate hardship or Cannof ke BULT AT Read-
Property is to be posted and adventure of the state of th	ertised as prescrib Variance advertising, p	ped by Zoning Regulations.
Property is to be posted and advel, or we, agree to pay expenses of above	Variance advertising, po	osting, etc., upon filing of this petition, and further scree to and are to
I, or we, agree to pay expenses of above to	Variance advertising, po	osting, etc., upon filing of this petition, and further scree to and are to
be bound by the zoning regulations and re		
		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contract Purchaser/Lessee		BARBARA R. JUNG
(Type or Print Name)	, <u></u>	(Type or Print Name) Stanbilla 6 1 10 9
Signature .		Signature
Address	n-	(Type or Print Name)
City State	Zipcode	Signature
Attorney for Petitioner		11939 Falls ROAD (410)-561-318
(Type or Print Name)	M-1	Address Phone No Cocceysville MD 21030
Signature		Name, Address and phone number of representative to be contacted
Address Phone	≥ No	Name 12. JUNG 40-561-318
City State	Zıpcode	Address Phone No

Zoning Commissioner of Baltimore County



ESTIMATED POSTING DATE: 6/14



Printed with Soybean link on Recycled Paper

98-470-A

ZONING DESCRIPTION FOR 11939 FALLS ROAD COCKEYSVILLE, MD.

Beginning at a point east side of Falls Road, 350 feet south of Greenway Road, known as parcel 211, Tax Map 50 thence running S 55 Degrees 40'W 307.44 thence S 27 Degrees 16' E 159.22 thence S 59 Degrees 44' W 20.03 thence N 27 Degrees 16'W 330.80 thence N 41 Degrees 51' E 153.15 thence S 79 Degrees 19' E 143.90 thence S 68 Degrees 21' E 105.50 thence S 23 Degrees 20' E 19.55 containing 1.1218 acres. Also known as 11939 Falls Road in the 8th Election District, 3rd Councilmanic District.

* 470

A-014.PP

PAID RELEDIT OF STORMER PRES PLU IRREPT DISTILLABILE CASH REFLET	RA-SELECT W ONELTHO SO, OO CHEUS: 171 . RAILIMORO COUNTY, MAYLAND	4-013	CASHIER'S VALIDATION
8118 3118	RECEIVED TO LEVE ALLEN A	FOR: 734 Adjustin Varians & 1/109 - 100 8	DISTRIBUTION -WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

ADMIN, PRIANCE

RE Case No 98-470-A

Petitioner/Developer B. JUNG, ETAL

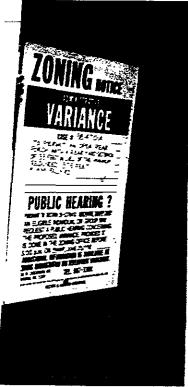
Date of Hearing/Closing 6/29/98

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue . Towson, MD 21204

Attention Ms Gwendorin Stephens

1 Tes and Gentlemen -

This letter is to corafy under the penalties of perjury twere posted conspicuously on the property located at	that the necessary sign(s) required by law # 11939 FALLS ROAD
The sign(s) were posted on(Mon	6/11/98 uh, Day, Year)



Sincerely.

MOlafe 6/20/98

(Signature of Sign Poster and Date)

THIRICK M. C.KETE.
(Printed Name)

523 PENNY LANE (Address)

HUNT VALLEY, MD. 21030
(City, State, Zin Code)

410-666-5366 ; CE_L-410-905-8571 (Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

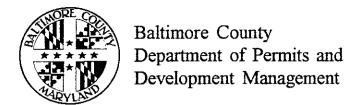
Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number: 98-44/ -	
Petitioner: BARBARA R. TUNG	
Address or Location: 1/939 Falls Rd (21030)	
PLEASE FORWARD ADVERTISING BILL TO:	
Name:Same	
Address:	
Telephone Number: (410) 561 - 3182	_

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 470 -A Address
Contact Person: John Sullivan Phone Number: 410-887-339:
Filing Date: <u>6-3-98</u> Posting Date: <u>6-14-98</u> Closing Date: <u>6-29-98</u>
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
1. <u>POSTING/COST:</u> The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted. denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. <u>POSSIBLE PUBLIC HEARING AND REPOSTING:</u> In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 98- 470 -A Address 11939 Falls Rd
Posting Date: 6-14-98 Closing Date: 6-29-98
Nording for Sign: To Permit on epen rear ponch with a year yand
Case Number 98-470 -A Address 1/939 Falls Rd Posting Date: 6-14-98 Closing Date: 6-29-98 Nording for Sign: To Permit on epen rear porch with a year yard Scribuck of 33 ft. in lieu of the minimum required 32/2 ft.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

June 23, 1998

Ms. Barbara R. Jung 11939 Falls Road Cockeysville, MD 21030

RE: Item No.: 470

Case No.: 98-470-A

Petitioner: Barbara R. Jung Location: 11939 Falls Road

Dear Ms. Jung:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards Ir

W. Carl Richards, Jr. Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 22, 1998

FROM: Arnold F. "Pat" Keller, III, Director

Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 451, 459, 466, 470 and 471

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Effry W-Long

Division Chief:

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: June 23, 1998

Department of Permits & Development

Management

Robert W. Bowling, Chief Development Plans Review Division

SUBJECT:

Zoning Advisory Committee Meeting

for June 22, 1998

Item Nos. 466, 467, 468, 469, 470

and 471

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

TIMORE COUNTY,

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TQ:

POM

DATE:

FROM:

R. Bruce Seeley.

Permits and Development Review

DEPRM

SUBJECT:

Zoning Advisory Committee

Meeting Date: C/15

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

466

467 468

RBS:sp

BRUCE2/DEPRM/TXTSBP



Parris N. Glendening Governor

David L. Winstead Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6.12.37
Item No. 470

n No. 470 JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

In Ronald Burns, Chief

Engineering Access Permits

I. J. Bredlin

Division

LG



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

July 10, 1998

Close 6/29

Arnold Jablon, Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: BARBARA R. JUNG

CERMONTINE A. WEBSTER AND JEAN D. WEBSTER

Location: DISTRIBUTION MEETING OF JUNE 15, 1998

Item No.: (470) AND 471

Gentlemen:

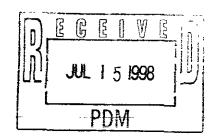
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

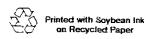
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

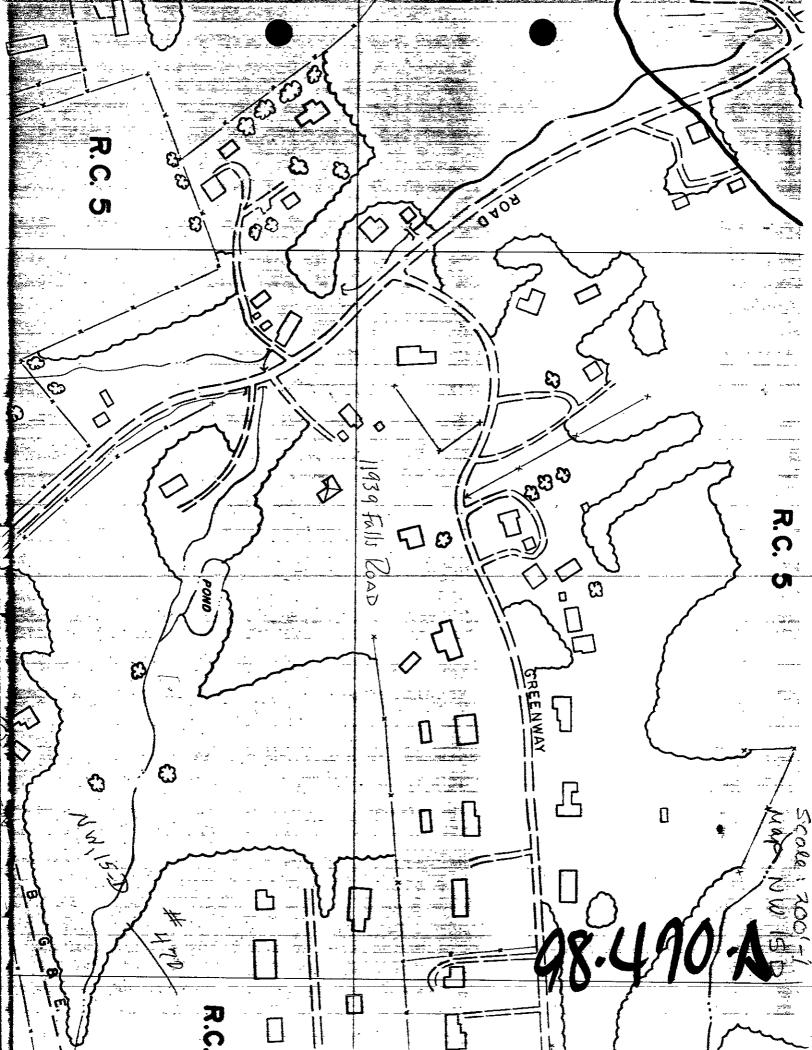
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



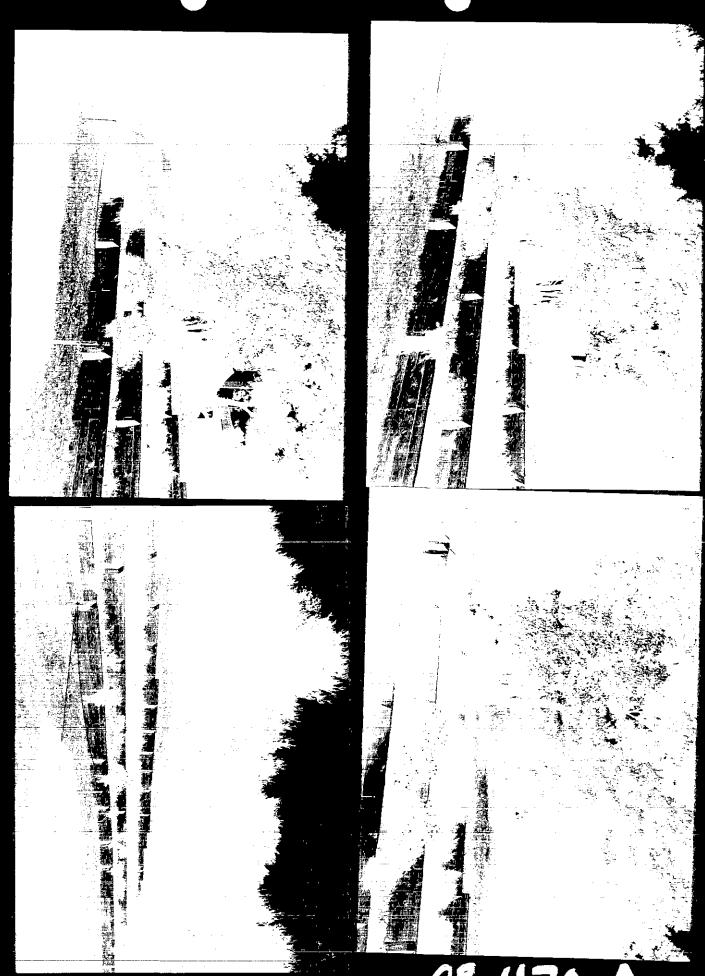


DENNIS + CONNIE BONRE 11933 FALLS ROAD ACT #0812001960 2.22 Acres Front Frant 1127 Greenway ROAD JOHN + AMY CHAY Acct #081200 1961 1.8ACRES Proposed open - 20. 11939 FALLS Front 1.218 ACRES BARBARA (346) ACCT. # 0819091080 1001 Froort Gross PALLS ROAD FRONT ACT #0820068130 1129 Greenway Ro -50, ANNETTE WATERS 1.34ACRES PROPERTY ADDITISE 11434 DUNCE: BARBARA JUNG Scale 11 50 11941 FALLS ROAD ACCT #1700000257 KIN DETRICK (.ZIACRES MONTH DATE: 6/1. 198 PREPARA 134: 13ABBARD SEWER: X WATER: X ical Area: X PADOMER LOCATION INFORMATION Scale: 1-1000'/ZNUL Zoning Office USE ONLY! CASE#: 53056 square toet 1'-200' scale map#: N. W. 15 D Vicinity Map ITEM #: Prior Zoning Hearings: Councilmanic District: 3 Election District: 8 Lot size: 1.218 Greening Road reviewed by:





48-470-A



98-470 -A

